089.0	0002	0003.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	717,600 /	717,600
					USE VALUE:	717,600 /	717,600
					ASSESSED:	717,600 /	717,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		LANSDOWNE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BERKSON RANDOLPH F--ETAL	
Owner 2:	BERKSON DONNA K	
Owner 3:		
Street 1:	8 LANSDOWNE ROAD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:		Cntry:	
Postal:			

NARRATIVE DESCRIPTION

This parcel contains 4,096 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1920, having primarily Wood Shingle Exterior and 1932 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4096.000	337,600		380,000	717,600
Total Card	0.094	337,600		380,000	717,600
Total Parcel	0.094	337,600		380,000	717,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 371.43 | /Parcel: 371.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	56281
GIS Ref	
GIS Ref	
Insp Date	11/07/18

!7206!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 089.0-0002-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	337,600	0	4,096.	380,000	717,600	717,600	Year End Roll	12/18/2019
2019	101	FV	250,900	0	4,096.	385,400	636,300	636,300	Year End Roll	1/3/2019
2018	101	FV	250,900	0	4,096.	287,700	538,600	538,600	Year End Roll	12/20/2017
2017	101	FV	250,900	0	4,096.	260,600	511,500	511,500	Year End Roll	1/3/2017
2016	101	FV	250,900	0	4,096.	249,700	500,600	500,600	Year End	1/4/2016
2015	101	FV	244,700	0	4,096.	211,700	456,400	456,400	Year End Roll	12/11/2014
2014	101	FV	244,700	0	4,096.	200,900	445,600	445,600	Year End Roll	12/16/2013
2013	101	FV	244,700	0	4,096.	191,100	435,800	435,800		12/13/2012

PRINT

Date	Time
12/10/20	21:52:18

LAST REV

Date	Time
07/31/19	11:38:01
apro	

USER DEFINED

Prior Id # 1:	56281
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7206

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15953-555		1/1/1985		128,900	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/25/2003	177	Dormers	40,000					Add 2 BRms & 1 FBa

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	CC	Chris C
3/30/2009	Measured	345	PATRIOT
7/14/2005	Permit Visit	BR	B Rossignol
1/24/2000	Measured	163	PATRIOT
8/4/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4096		Sq. Ft.	Site		0	70.	1.33	5									380,016						380,000	

Total AC/HA: 0.09403 | Total SF/SM: 4096 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 380,016 | Spl Credit | Total: 380,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.19347823
Const Adj.:	0.99989998
Adj $ / SQ:	149.170
Other Features:	88678
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	414716
Depreciation:	77137
Depreciated Total:	337578

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	5	Baths:	1	HB	

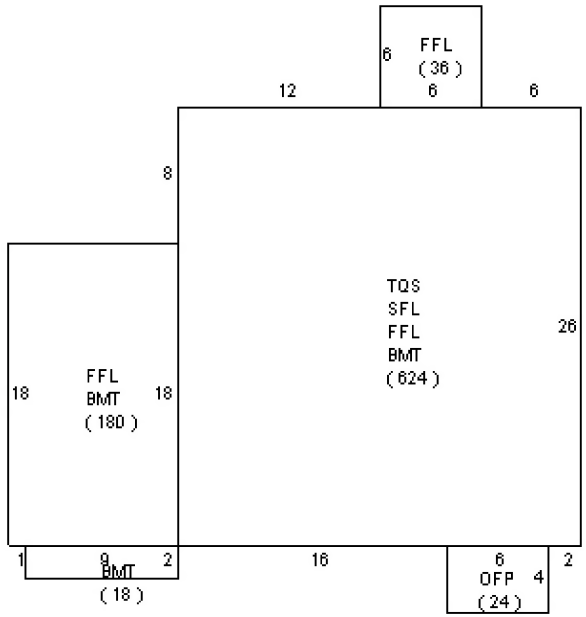
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	5	M
Totals			
1	8	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	149.17
Special Features:	0	Val/Su Net:	121.53
Final Total:	337600	Val/Su SzAd	174.74

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	840	149.170	125,303
BMT	Basement	822	44.750	36,785
SFL	Second Floor	624	149.170	93,082
TQS	3/4 Story	468	149.170	69,811
OFP	Open Porch	24	44.000	1,056

Net Sketched Area:	2,778	Total:	326,037
Size Ad	1932	Gross Are	2934	FinArea	1932
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

089.0-0002-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	